

1 BILL NO. R-83-12-21

2 DECLARATORY RESOLUTION NO. R-121-83

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 1, 1983, to have the following described property de-
7 signated and declared an "Economic Revitalization Area" under
8 Division 6, Article II, Chapter 2 of the Municipal Code of the
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
10 12.1, to-wit:

11 Lot "J" in Merchandise Place, according
12 to the plat thereof, recorded in Plat
13 Book 29, pages 146-148, in the Office
of the Recorder of Allen County, Indiana,
EXCEPT that part by metes and bounds de-
scribed as follows, to-wit:

14 Commence at the Southeast corner of said
15 Lot "J"; thence Northerly along the
Easterly line of said Lot "J" along a
16 14 degree 56.2 minute circular curve to
the left, an arc distance of 212.4 feet
17 to a point of compound curve; thence
continuing Northwesterly on a 42 degree
18 41.3 minute circular curve to the left,
an arc distance of 91.2 feet; thence
19 Southwesterly on a line directed toward
the Southwest corner of said Lot "J",
20 a distance of 319.6 feet to the Southwest
corner thereof; thence Easterly along
21 the South line of said Lot "J", a distance
of 239.1 feet to the point of beginning;
22 containing 40,980 square feet or, 0.941
acre, more or less, of land;

23 The subject parcel herein containing
24 47,908 square feet or, 1.099 acres, more
or less, of land;

25
26 said property more commonly known as Lot J, Merchandise Place, Fort
27 Wayne, Indiana; and

28 WHEREAS, it appears that said petition should be pro-
29 cessed to final determination in accordance with the provisions
30 of said Division 6.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
32 THE CITY OF FORT WAYNE, INDIANA:

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SECTION 1. That, subject to the requirements of Section 4 below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 3 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

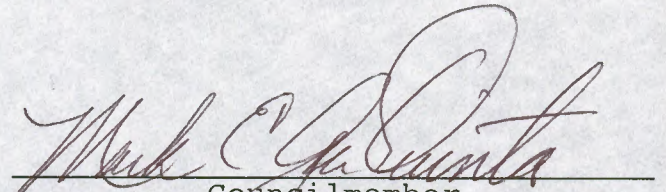
SECTION 2. That upon adoption of this Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

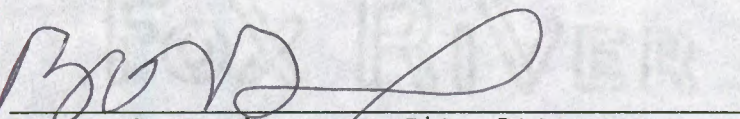
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SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by Win Moses, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-13-83

Sandra E. Kennedy
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. B-121-83 on the 13th day of December, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy
CITY CLERK


Ray A. E. Clark
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of December, 1983, at the hour of 1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
CITY CLERK

Approved and signed by me this 15th day of December 1983 at the hour of 3 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

R. E. SCHUBEL LILLIAN E. SCHUBEL 6220 CORDAVA CT. 749-9409 FORT WAYNE, INDIANA 46815		3818 11/1 19 83 71-27/749
PAY TO THE ORDER OF	<i>City of Fort Wayne</i>	\$ <i>50.00</i> / <i>100</i>
<i>Fifty and 00/100</i>		DOLLARS
LINCOLN NATIONAL BANK <small>P.O. BOX 960 FORT WAYNE, INDIANA 46801</small>		
MEMO:		<i>R. E. Schubel</i>
⑆074900275⑆ 1 627 242 4 3818		

No. 5 November 1 1983
 Received from Robert E. Schubel
Fifty and no / 100 Dollars
Tax Statement Application

\$50.00 Paul Jones
★ WILSON-JONES CO. S.E.A.

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Robert E. Schubel / Lillian E. Schubel
2. Owner(s) same
3. Address of Owner(s) 6220 Cordava Ct.,
Fort Wayne, Indiana 46815
4. Telephone Number of Owner(s) () 749-9409
5. Relationship of Applicant to Owner(s) if any
6. Address of Applicant
7. Telephone number of Applicant ()
8. Address of Property Seeking Designation Lot J Merchandise Place
9. Legal Description of Property Proposed for Designation (may be attached)
See Attached
10. Township 31
11. Taxing District

12. Current Zoning M-2
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? vacant lot
- _____
- _____
- b. What Structure(s) (if any) are on the property? none
- _____
- _____
- b. What is the condition of this structure/these structures? _____
- _____
15. Current Assessed Value of Real Estate _____
- a. Land \$ 9,100.00
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- none *were paid : no del.*
17. Description of Proposed Improvements to the Real Estate _____
- Office and Warehouse 12,500 sq. ft.
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- 11-15-83
- b. When is completion expected? 4-15-84
19. Cost of Project (not including land costs) \$305,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 38

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Sales, Service, Office

c. Anticipated time frame for reaching employment level stated above?

10-1-84

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Merchandise Place is in the city of Fort Wayne
which is in a depressed state. With
the development of this project it will
help the city to grow and lower
unemployment.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Employ more people

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES _____ X NO

26. Financing on Project

What is the status of financing connected with this project?

\$ 225,000.00 from Lincoln Bank

\$ 80,000.00 CDC

I hereby certify that the information and representation on this Application are true and complete.

Robert E. Schubel
Signature(s) of Owners

10/31/83
Date

William E. Schubel

10-31-83

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

LAW OFFICES

ROTHBERG, GALLMEYER, FRUECHTENICHT & LOGAN

GEORGE E. FRUECHTENICHT
THOMAS D. LOGAN
JOHN H. HEINEY
VERN E. SHELDON
DONALD M. AIKMAN
MARTIN T. FLETCHER
DAVID A. TRAVELSTEAD
RICHARD D. ROBINSON

THOMAS M. GALLMEYER
RICHARD E. FOX
RICHARD H. BLAICH
F. L. DENNIS LOGAN
SCOTT T. NIEMANN
DAVID R. SMELKO
DENNIS F. DYKHUIZEN
T. RUSSELL STRUNK, JR.

P. O. Box 11647

AREA CODE 219
TELEPHONE 422-9454

INDIANA BANK BUILDING
FORT WAYNE, INDIANA
~~XXXX~~ 46859

THOMAS A. GALLMEYER
(1922-1981)

SOL ROTHBERG
OF COUNSEL

September 21, 1983

Mr. Robert E. Schubel
c/o A. B. Dick Products
of Fort Wayne, Inc.
1707 South Harrison Street
Fort Wayne, Indiana 46804

Re: Purchase of real estate located in
Merchandise Place, Fort Wayne, Indiana

Dear Mr. Schubel:

At your request, I have examined an abstract of title finally continued and certified to date of August 18, 1983 at 4:00 P.M. by First Land Title Company of Fort Wayne, Inc., abstracters, for the following-described real estate in Allen County, Indiana, to-wit:

Lot "J" in Merchandise Place, according to the plat thereof, recorded in Plat Book 29, pages 146-148, in the Office of the Recorder of Allen County, Indiana, EXCEPT that part by metes and bounds described as follows, to-wit:

Commence at the Southeast corner of said Lot "J"; thence Northerly along the Easterly line of said Lot "J" along a 14 degree 56.2 minute circular curve to the left, an arc distance of 212.4 feet to a point of compound curve; thence continuing Northwesterly on a 42 degree 41.3 minute circular curve to the left, an arc distance of 91.2 feet; thence Southwesterly on a line directed toward the Southwest corner of said Lot "J", a distance of 319.6 feet to the Southwest corner thereof; thence Easterly along the South line of said Lot "J", a distance of 239.1 feet to the point of beginning; containing 40,980 square feet or, 0.941 acre, more or less, of land;

The subject parcel herein containing 47,908 square feet or, 1.099 acres, more or less, of land.

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q-83-12-21DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an"Economic Revitalization Area" under I.C. 6-1.1-12.1.(Said property more commonly known as Lot J, Merchandise Place -Robert E. & Lillian E. Schubel)EFFECT OF PASSAGE A presently empty lot will be utilized and thedevelopment of this project will help the City to grow and lower
unemployment.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$305,000.00 (not in-cluding land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____